

2022/CHAN/342/BK-1/335 -1-



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 05f3b3ef099a488f8d88

Receipt Date : 06-May-2022 12:14:45 pm

Receipt Amount : 814560/-

Amount In Words : Eight Lakh Fourteen Thousands Five Hundred And Sixty Rupees Only

Token Number : 20220000056139

Office Name : SRO - Chandil

Document Type : Sale Deed

Payee Name : BINOD KUMAR AGARWAL ASHOK KUMAR
AGARWAL SANJAY KUMAR AGARWAL
BINAY KUMAR AGARWAL NAVIN KUMAR
PODDAR VIJAY KUMAR MITTAL (Vendee)

GRN Number : 2211147421



--: For Office Use :-



इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट
HITECH HERITAGE LTD.

Authorized Signatory.

7/5/2022

224/2021/340/3A-1/335
कह अथवा कट्टा होषि कनि हारा हला पलीक के दुपार इन्फार्मेशन पर मुद्राक मुद्रा का मुद्राक के प्रयोग हुनु कबाला कालीय
मुद्राक अधिनियम, 1899 की धारा 52 अन्तर्गत दायरगीय अर्थात्



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

HI TECH HERITAGE LTD.

Authorised Signatory.

07/12/2022



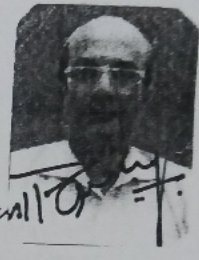
2022/CHANDIL/340/BK-1/335

Rajiv Sarda chander 16/05-2022
84-814560/e

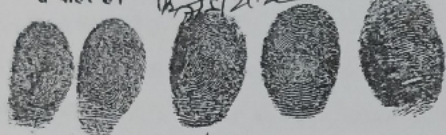
अवर निबंधक
चाण्डिल

मुल्यांकन सूची से जाँच किया।
07/5/2022

G.M मूमि/बन मूमि/अंचल - 41/CSM
33/ के खाता नं० 183 प्रतिबंधित सूची
से बाहर है। 07/5/2022



HI TECH HERITAGE LTD.
Authorised Signatory.
07/5/2022



नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से 0...के
अधीन यथावत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

उपस्थापित दस्तावेज में लेख्यकारी
की जाति...अंकित है। यह जाति
C.N.T ACT 1908 की धारा 46(1) B के
अन्तर्गत नहीं है। 07/5/2022

SALE DEED

This DEED OF ABSOLUTE SALE executed at Chandil on this the
07th day of May, 2022;

By

HI-TECH HERITAGE LIMITED (PAN : AABCH7345H), a company
incorporated under the Companies Act 1956 having its Registered
Office at White House, 4-D, 119, Park Street, Kolkata represented by
authorized signatory namely SOMEN BHATTACHARYYA (UID :
xxxx xxxxx 4649), S/o Sarda Nanda Bhattacharyya, by faith Hindu,
by Category General, by occupation Business, Indian National,
resident of 2F, 2nd Phase, 3rd Floor, Adarsh Nagar, Sonari, P.O. and
P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter
referred to as the **VENDOR / FIRST PARTY** (which expression
wherever the context so requires shall mean and include his heirs,
executors, administrators, legal representatives, successors etc.) of
the One Part.

Freepaid
A/c 610920
3000
1000
07/5/2022

HITECH INFRA. LTD.
Authorized Signatory
20/11/2017

TO AND IN FAVOUR OF

- 1) BINOD KUMAR AGARWAL (UID : xxxx xxxx 6542 and PAN : ABLPA6193N), R/o H. no. 136, B Block, Sonari Basti Area, Opposite Dr. Patro House, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum
- 2) ASHOK KUMAR AGARWAL (UID : xxxx xxxx 6429 and PAN : ACDPA1298D), R/o Main Road Uliyan, Kadma, P.O and P.S. Kadma, Town Jamshedpur, District East Singhbhum, both sons of Late Ramawtar Agarwal, both by Faith Hindu, both by Category General, both by Nationality Indian, both by Occupation Business,
- 3) SANJAY KUMAR AGARWAL (UID : xxxx xxxx 0031 and AAWPA4990K) and _____
- 4) BINAY KUMAR AGARWAL (UID : xxxx xxxx 4716 and PAN : ABBPA7811R), both sons of Late Bhagwati Prasad Agarwal, both by Faith Hindu, both by Category General, both by Nationality Indian, both by Occupation Business, R/o's Bungalow no. A-05, Ashiana Gardens, Sonari, P.O and P.S. Sonari, Town Jamshedpur, District East Singhbhum,
- 5) VIJAY KUMAR MITTAL, (UID : xxxx xxxx 3671 and PAN ACXPM8580C), S/o Late Ramavtar Mittal, By Faith Hindu, by category General, By Nationality Indian, By Occupation Business, R/o Flat No. 4 A, Shanti Hari Awasan, 1, Inner Circle Road, Bistupur, Near Gopal Maidan, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum and _____
- 6) NAVIN KUMAR PODDAR (UID : xxxx xxxx 0329 and PAN ABOPP4488Q), S/o Sri Nathulal Poddar, By Faith Hindu, by _____

07/15/2012
[Signature]

category General, By Nationality Indian, By Occupation Business, R/o 29, Road No. 3, Punjabi Line, Ramdas Bhatta, Bistupur, P.O and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called the **PURCHASER / SECOND PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the Other Part.

NATURE OF DEED : **SALE DEED**

ACTUAL CONSIDERATION AMOUNT : **Rs. 2,03,64,000.00**
(Rupees Two Crore Three Lakhs Sixty Four Thousand) only.

WHEREAS the **VENDOR** is the lawful owner and absolutely seized and possessed to all that piece and parcel of Land measuring an area **99 DECIMALS**, recorded under Khata no. 183, being Plot no. 967, situated in **MOUZA DOBO**, P.S. Chandil, Thana No. 331, Halka No. II, Anchal Chandil, Sub Registry office Chandil, District Sub-Registry Office Seraikella, in the District Seraikella Kharsawan, State Jharkhand which the **VENDOR** had purchased from its previous lawful owners namely Sisir Ghosh and Baiju Karmakar through their lawful attorney Amitava Dan, by the virtue of a registered sale deed bearing deed no. 226/225 dated 12-01-2012, registered at the District Sub Registry office at Seraikella.

AND WHEREAS after purchasing the aforesaid property the **VENDOR** mutated its name in the government records vide

[Handwritten signature]
02/15/2012

mutation no. 2308/2011-12, recorded under Volume no. III, page no. 90, in the register II of the Anchal Adhikari Chandil.

AND WHEREAS the VENDOR is the lawful owner of the aforesaid property and has been enjoying all acts of ownership thereto.

AND WHEREAS the VENDOR is desirous for disposing of All that piece and parcel of Land measuring an area **84 DECIMALS**, recorded under Khata no. 183, being Plot no. 967, situated in **MOUZA DOBO**, P.S. Chandil, Thana No. 331, Halka No. II, Anchal Chandil, Sub Registry office Chandil, District Sub-Registry Office Seraikella, in the District Seraikella Kharsawan, State Jharkhand and morefully described in the **Schedule** hereunder written land and having come to know the intention of the VENDOR, the PURCHASER has approached the VENDOR and offered to purchase the **Schedule** hereunder written land from the VENDOR and the VENDOR have agreed to sell and dispose of the said land, to the PURCHASER for a total consideration amount of **Rs. 2,03,64,000.00** (Rupees Two Crore Three Lakhs Sixty Four Thousand) only.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum **Rs. 2,03,64,000.00** (Rupees Two Crore Three Lakhs Sixty Four Thousand) only received by the VENDOR and the receipt of the said entire consideration of **Rs. 2,03,64,000.00** (Rupees Two Crore Three Lakhs Sixty Four Thousand) only, the VENDOR doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment

5 |

08/15/2022
[Signature]

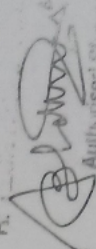
thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder written shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.

2. That the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

For: 
Authorized Signatory
02/15/2022

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.

5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected photocopy of title document in respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. That the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.

8. That the **VENDOR** declare that he is the lawful owner of the **Schedule** hereunder written land and that nobody else except the **VENDOR** have any title / claim or ownership etc., in the **Schedule** hereunder written property.

[Handwritten signature]
02/11/2011

9. That from this day forth the PURCHASER shall be the sole owner of the Schedule hereunder written property and that the PURCHASER shall have every right to deal with the Schedule hereunder written property in the manner the PURCHASER deems fit and proper.

10. That the PURCHASER shall have the following share in ownership in the Schedule hereunder written property

Purchaser	Name	Share in percentage
Purchaser no. 1	Binod Kumar Agarwal	10%
Purchaser no. 2	Ashok Kumar Agarwal	15%
Purchaser no. 3	Sanjay Kumar Agarwal	22.50%
Purchaser no. 4	Binay Kumar Agarwal	22.50%
Purchaser no. 5	Vijay Kumar Mittal	18 %
Purchaser no. 6	Navin Kumar Poddar	12%

11. That the Schedule hereunder written land does not fall under the purview of Section 46 of the CNT Act and does not violate the principles as laid down u/s 22 A of the Registration Act.

SCHEDULE OF PROPERTY

(description of the property hereby transferred)

All that piece and parcel of Land measuring an area **84 DECIMALS**, recorded under Khata no. 183, being Plot no. 967, situated in **MOUZA DOBO**, P.S. Chandil, Thana No. 331, Halka No. II, Anchal Chandil, Sub Registry office Chandil, District Sub-Registry Office Seraikella, in the District Seraikella Kharsawan, State Jharkhand,

Bounded as follows :

North : Plot No. 964 and Plot No. 967 (P);

MITEC
02/15/2022

South : Plot No. 969, 970 and 967 (P);

East : Road;

West : Road and Plot no. 965.

Annual ground rent payable to the landlord the state of Jharkhand through C.O. Chandil.

In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.



Witnesses:

- 1) Ashok Kr. Singh
S/o Late Sheomuri Singh
Addr House No. 66, Paras Nagar Mayapuri
- 2) Chhagan Lal S/o Dhanjee Sah
No Shastri Nagar Block no-3 Kadma

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Hari Prasad
ADVOCATE

NAME OF THE PURCHASER
BINOD KUMAR AGARWAL



Signature of Binod Kumar Agarwal



Hi TECH...
Authorized Signatory
02/12/2012

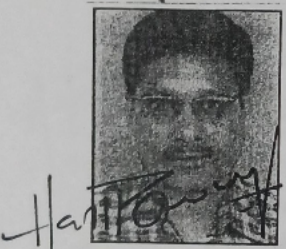
ASHOK KUMAR AGARWAL



Signature of Ashok Kumar Agarwal



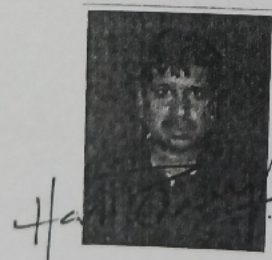
SANJAY KUMAR AGARWAL



Signature of Sanjay Kumar Agarwal



BINAY KUMAR AGARWAL



Signature of Binay Kumar Agarwal



HI TECH HERITAGE LTD.
Authorised Signatory
09/12/2012

VIJAY KUMAR MITTAL



Handwritten signature of Vijay Kumar Mittal

Handwritten number 3 with a vertical line



NAVIN KUMAR PODDAR



Handwritten signature of Navin Kumar Poddar

Handwritten number 3 with a vertical line



Signature and finger print of the purchasers.

Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

Handwritten signature of Advocate
ADVOCATE
E. no. 742/09

Memo of Consideration

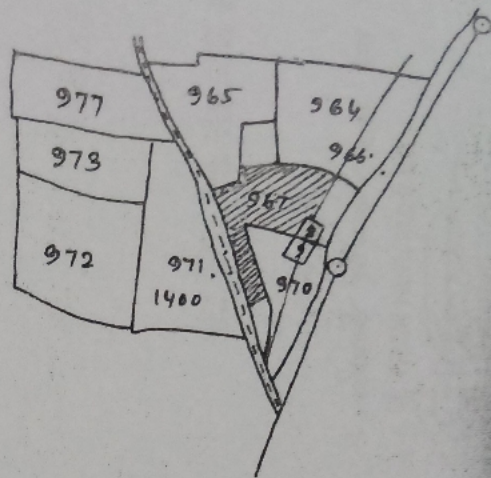
Mode
vide several RTGS

Amount
Rs. 2,03,64,000/-

11

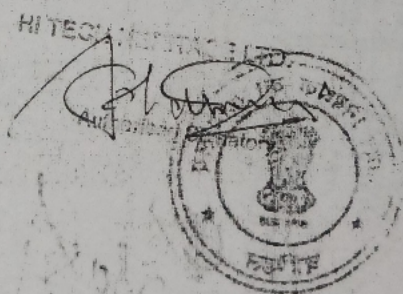
HI TECH HERITAGE LTD.
Authorised Signatory

N
 MOUZA - DORBO
 Sheet No-3
 Thana - Chandil
 Thana No- 331
 Year of:- 1958-59
 Scale of:- 16" = 1 Mile
 S



Land mark on -

Khata No	Plot No	Area	Bounded by
183	967	84 Decimals.	N- Plot No- 964 & 967 (P), S- Plot No- 969, 970 & 967 (P) E- Road. W- Road & Plot No- 965



Surveyor
 B. C. Maharo
 (Mango, JSR.)
 Regd. No. 01535/2011

कीपाली



सर्वेक्षण संख्या ११०४/११०४
११०४/११०४

सर्वेकारी प्राधिकरण द्वारा कृत एवं
HITECH HERITAGE LTD.
[Signature]
Authorized Signatory

HI-TECH HERITAGE LIMITED

White House, 4th Floor, Block-D,
119, Park Street, Kolkata, West Bengal -700016

Phone No : (033) 22265233
Email : hitech.heritage@gmail.com
CIN : U27310WB2006PLC110450

EXTRACTS OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. HI-TECH HERITAGE LIMITED HELD ON MONDAY THE 21ST DAY OF FEBRUARY, 2022 AT ITS REGISTERED OFFICE "WHITE HOUSE" 119, PARK STREET, 4TH FLOOR 'D' KOLKATA – 700016, AT 10:00 A.M.

1. AUTHORISATION FOR SALE OF LAND

The chairman informed the Board that a Land ad measuring 84 decimal/ 50.910 Katha situated at Mouza Dobo, Thana – Chandil, Thana No. 331 Khata No. 183 Plot No. 967 which is owned in the name of the company is now require to sale for some general purposes and in this regard the Directors of the Board are requested to pass a resolution.

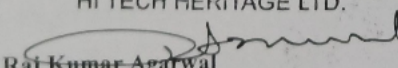
After due discussion the board passed the resolution.

“RESOLVED THAT approval is be and hereby accorded to execute the sale of land ad measuring 84 decimal/ 50.910 Katha @ Rs. 4,00,000 per Katha situated at Mouza Dobo, Thana – Chandil, Thana No. 331 Khata No. 183 Plot No. 967.”

RESOLVED FURTHER THAT consent is be and hereby accorded to authorise **Mr. Somen Bhattacharyya (PAN ALEPB7186M)** resident of 2F, 2nd Phase 3rd Floor, Adrash Nagar, Sonari, Jamshedpur Jharkhand – 831011, to execute the sale of the above mentioned land and to do all such necessary acts in the connection of the completion of the sale of the above mentioned land.”

CERTIFIED TO BE TRUE COPY

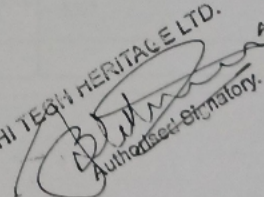
FOR HI-TECH HERITAGE LTD.
HI TECH HERITAGE LTD.

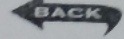

Raj Kumar Agarwal

Director

DIRECTOR,

DIN: 00171483

HI TECH HERITAGE LTD.

Authorised Signatory.



Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continuous Khatian(Plot

wise)

Anchal- चाण्डल Rev P.S- चाण्डल State of- झारखण्ड Police Station- चाण्डल
R.T.No 0331

खाता नम्बर	रैयत का नाम,पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	कैफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या
183	रानी वाला दासी , पति-रिसीकेश सेन, जाति-	967		1 ऐ	16 डि	0 हे	1	less by vide m. case no 123/14-15, 124/14-15 see page no III /143, 144 less by vide m. cse no 293/09-10 see page no III/148 less by vide m. case no 1979/11-12 see vol- IV/26	1 / 183
183	हाईटेक हेरिटेज लि० कंपनी , -----, जाति-	967		0 ऐ	99 डि	0 हे	5	ना० मु० सं०- 2308/11-12 के अनु० दर्ज किया गया भाग- 1 पेज नं०- 183 sale deed no - 225/12-01-2012	3 / 90
183	Y. SATYANARAYAN RAO , पिता- LATE- KAMESHWAR RAO, जाति- -----	967		0 ऐ	5 डि	0 हे	11.3	नामान्तरण मुकदमा संख्या 148/2020 - 2021	7 / 43

यह एक कंप्यूटर जनित प्रति है

5/7/2022

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

HI TECH MEDIA SOLUTIONS LTD.



← BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

खतियान का विवरण

खतियान उपलब्ध नहीं है।

रजिस्टर I का विवरण

भाग वर्तमान 3 पृष्ठ संख्या 90
 जिला का नाम सरायकेला-खरसावां अनुमंडल नाम चाण्डल अंचल का नाम चाण्डल हलका का नाम हलका-02 इस्टेट का नाम झारखण्ड
 मौजा का नाम डोबो होल्डिंग संख्या 183/A तौजी संख्या 0 धाना नम्बर 0331 खाता का प्रकार ---
 हाइटिक हेरिटेज लि० कंपनी, -----, जाति-

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
183	967	0 ए 99 डि 0 हे	ना० मु० सं०- 2308/11-12 के अनु० दर्ज किया गया भाग- 1 पेज नं०- 183 sale deed no - 225/12-01-2012	5	7.25
	कुल परिमाण	0 ए 99 डि 0 हे			

उपरोक्त जमाबंदी में दिए गए लगान का विवरण

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस चालू साल	रोड सेस बकाया	शिक्षा सेस चालू साल	शिक्षा सेस बकाया	स्वास्थ्य सेस चालू साल	स्वास्थ्य सेस बकाया	कृषि सेस चालू साल	कृषि सेस बकाया
27/07/2015	028411	2013	2014	0	5	0	1.25	0	2.5	0	2.5	0	1

उपरोक्त जमाबंदी में दाखिल खारिज का विवरण

List of Mutation Cases on the above transaction in Register-II

No Data Found

न्यायदण्ड के अधीन मामलों का विवरण देखे

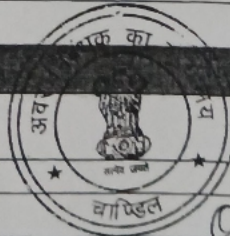
List of Integration of Revenue Court Case with Land Records.

रजिस्ट्री का विवरण देखे

List of Registry Details

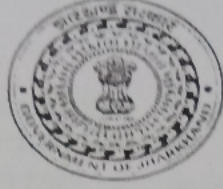
List of Registry Details

List of Registry Details(NGDRS)



शहरी क्षेत्र का विवरण देखे

List of Integration of Urban with Land Records.



IN FORM NO. 1/11

अंचल अधिकारी का कार्यालय, चांडिल ।

पत्रांक:- 68

दिनांक:- 27.01.2022

भूमि संबंधी प्रतिवेदन

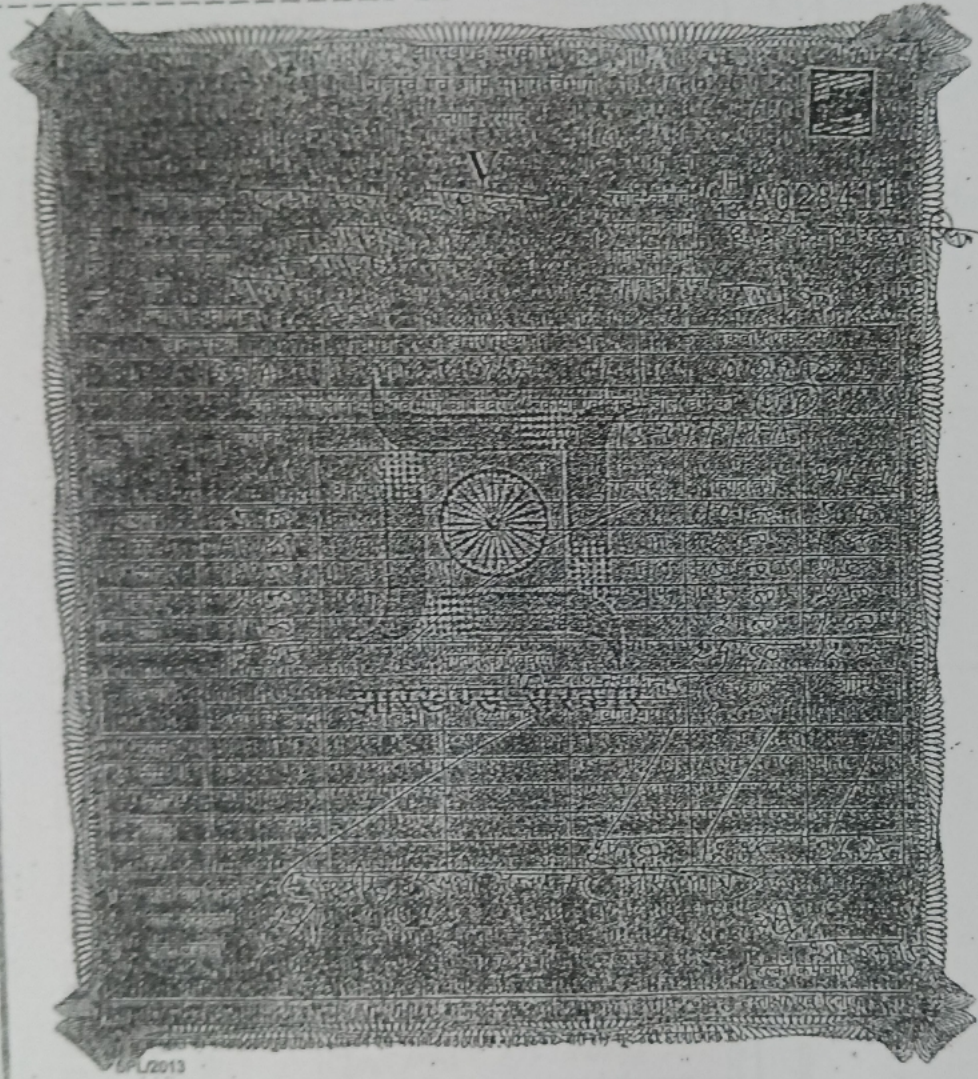
आवेदक आदित्य नारायण महतो पिता-कमला कर महतो पता- पुरान पुरुसोनारी(जमशेदपुर) के आवेदन के आलोक में राजस्व उप निरीक्षक श्री राकेश कुमार आदित्य देव से जाँच प्रतिवेदन अंचल निरीक्षक श्री स्वपन कुमार मिश्रा के माध्यम से प्राप्त हुआ है। जाँच प्रतिवेदन के अनुसार आवेदित भूमि का विवरणी निम्नवत् है:-

मौजा / थाना सं०	खाता सं०	प्लॉट सं०	रकबा	पंजी II रैयत	अभ्युक्ति
डोबो / 331	183	967	0.84 ए०	हाईटेज हेरिटेज लिमिटेड कम्पनी Vol-III Page No-90	M. C No- 2308/2011-12

HI TECH HERITAGE LTD.
Authorised Signatory.

अंचल अधिकारी
चांडिल

- 1 -



02/05/22



-19-

TaxPayer's CounterFoil

Name Of Assessee
Complete Address

BINXX XXMAR AGARWAL
B13376811
JAMSHEDPUR
JHARKHAND
831011

PAN

ABBPA7811R

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800-TDS on Sale of Property

Acknowledgement No

B13376811

Description Of Tax	Amount In Rupees
Basic Tax	45819.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	45819.00

HDFC BANK LIMITED	
Challan No	280
BSR Code:	0510011
Date Of Receipt	14/03/2022
Challan Serial No	71792
Assessment Year	2022-23
Bank Reference	2024415
Drawn On	HDFC Payment Gateway

Rupees(In Words)

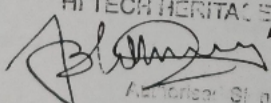
Forty Five Thousand, Eight Hundred Nineteen Rupees Only

CIN

05100111403202271792

Date and Time of Realization

14/03/2022 17:07:03 PM

HI TECH HERITAGE LTD.

 Authorised Signatory.

Form 26QB

Your E-tax Acknowledgement Number is BI3376811

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABBPA7811R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCH7345H
Full Name (Masked) of the Transferee	BINXX XXMAR AGARWAL	Full Name (Masked) of the Transferor	HI-XXXX HERITAGE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	ASHIANA GARDEN SONARI
Flat/Door/Block No.	A-05
Road/Street/Lane	
City/District	JAMSHEDPUR
State	JHARKHAND
Pin Code	831011
Email ID	peppuagarwal2020@gmail.com
Mobile No.	9430335625

Complete Address of the Property Transferor

Name of premises/Building/ Village	
Flat/Door/Block No.	4-D
Road/Street/Lane	119, PARK STREET
City/District	KOLKATA
State	WEST BENGAL
Pin Code	700016
Email ID	
Mobile No.	

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	24/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	24/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

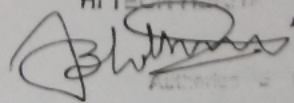
Complete Address of the Property Transferred

Details

Tax Deposit Details

Details

<https://onlineservices.tin.egov-nsdl.com/etaxnew/ConfirmDetailsServlet?rKey=1741710442>

HI TECH HERITAGE LTD.


3/14/22, 5:03 PM

Type of Property Land
Name of premises/Building/ Village
Flat/Door/Block No.
Road/Street/Lane VILLAGE-DOBO
City/District CHANDIL
State JHARKHAND
Pin Code 832401

confirmation Page

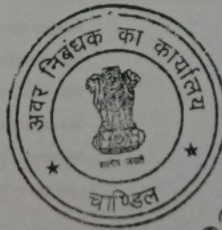
Rate (in %)	1
Total Amount Paid/Credited	4581900
TDS Amount to be paid	45819
Interest	0
Fee	0
Total payment	45819.00
Value in words	Forty Five Thousand Eight Hundred and Nineteen Rupees and paise

Total Value of Consideration (Property Value) 20364000

Mode of Payment Offline

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



07/05/2022

TaxPayer's CounterFoil

Name Of Assessee
Complete Address

A:SHXX XXMAR AGARWAL
BI3379320
JAMSHEDPUR
JHARKHAND
831005

PAN

ACDPA1298D

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800-TDS on Sale of Property

Acknowledgement No

BI3379320

Description Of Tax	Amount In Rupees
Basic Tax	30546.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	30546.00

HDFC BANK LIMITED	
Challan No	280
BSR Code:	0510011
Date Of Receipt	14/03/2022
Challan Serial No	71935
Assessment Year	2022-23
Bank Reference	2024640
Drawn On	HDFC Payment Gateway

Rupees(In Words)

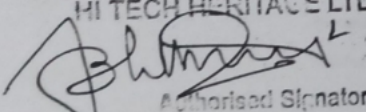
Thirty Thousand, Five Hundred Forty Six Rupees Only

CIN

05100111403202271935

Date and Time of Realization

14/03/2022 17:31:05 PM

HI TECH HERITAGE LTD.

Authorized Signatory.

Form 26QB

Your E-tax Acknowledgement Number is **BI3379320**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ACDPA1286D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCH7345H
Full Name (Masked) of the Transferee	ASHXX XXMAR AGARWAL	Full Name (Masked) of the Transferor	HI-XXXX HERITAGE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village
 Flat/Door/Block No.
 Road/Street/Lane **MAIN ROAD KADMA**
 City/District **JAMSHEDPUR**
 State **JHARKHAND**
 Pin Code **831005**
 Email ID **ashokkumaragarwal769@gmail.com**
 Mobile No. **8603691477**

Complete Address of the Property Transferor

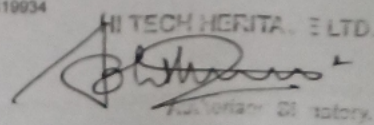
Name of premises/Building/ Village
 Flat/Door/Block No. **4-D**
 Road/Street/Lane **119, PARK STREET**
 City/District **KOLKATA**
 State **WEST BENGAL**
 Pin Code **700016**
 Email ID
 Mobile No.

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	24/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	24/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Tax Deposit Details

<https://onlineservices.tin.egov-nsdl.com/vetaxnew/ConfirmDetailsServlet?rKey=1122419934>

HI TECH HERITAGE LTD.

 Authorized Signatory

TaxPayer's CounterFoilName Of Assessee
Complete AddressSANXXX XUMAR AGARWAL
BI3372725
JAMSHEDPUR
JHARKHAND
831011

PAN

AAWPA4990K

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800-TDS on Sale of Property

Acknowledgement No

BI3372725

Description Of Tax	Amount In Rupees
Basic Tax	45819.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	45819.00

HDFC BANK LIMITED

Challan No	280
BSR Code:	0510011
Date Of Receipt	14/03/2022
Challan Serial No	71717
Assessment Year	2022-23
Bank Reference	2024257
Drawn On	HDFC Payment Gateway

Rupees(In Words)

Forty Five Thousand, Eight Hundred Nineteen Rupees
Only

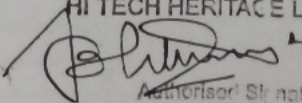
CIN

05100111403202271717

Date and Time of Realization

14/03/2022 16:55:07 PM

HI TECH HERITAGE LTD.


Authoriser's Signature

Form 26QB

Your E-tax Acknowledgement Number is **803372726**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to take above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax (Income Tax)' on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax (Income Tax)' only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee i.e. 20%.

Tax Applicable	80C	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payee/Buyer)	AGJPH96K	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AGJPH96K
Full Name (Merchant) of the Transferee	SHREYAS KUMAR AGJPH96K	Full Name (Merchant) of the Transferor	HS TECH HERITAGE UMF100
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITO PAN Master	Active PAN	Status of PAN as per ITO PAN Master	Active PAN

Complete Address of the Prop-erty Transferee	Complete Address of the Prop-erty Transferor
Name of premises/building: Vigneshwara Condoys, 30th floor	Name of premises/building: Vigneshwara
Floor/Block No. A-02	Floor/Block No. A-02
Road/Street/Lane	Road/Street/Lane 118, Anna Street
City/Town	City/Town CHENNAI
State	State WEST BENGAL
Pin Code 600111	Pin Code 700018
Email ID: shreyas.kumar@gmail.com	Email ID:
Mobile No. 9840736608	Mobile No.

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	24/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	24/02/2022	Whether TDS is deducted at higher rate as per Section 206A	No
Payment Type	Lumpsum		

Complete Address of the Prop-erty Transferee:
 City Transferred:
 Tax Deposit ID:
 email:
 HS TECH HERITAGE LTD.
 Signature:
 Date:
<https://indiareservices.in/egov-ndt.com/eta/new/ConfirmDetailsService?Key=19071012>

3/14/22, 4:37 PM

confirmation Page

Type of Property	Land	Rate (in %)	1
Name of premises/Building/ Village		Total Amount Paid/Credited	4581900
Flat/Door/Block No.		TDS Amount to be paid	45819
Road/Street/Lane	VILLAGE-DOBO	Interest	0
City/District	CHANDIL	Fee	0
State	JHARKHAND	Total payment	45819.00
Pin Code	832401	Value in words	Forty Five Thousand Eight Hundred and Nineteen Rupees and paise

Total Value of Consideration (Property Value) 20364000

Mode of Payment Offline

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



[Handwritten signature]

TaxPayer's CounterFoil

Name Of Assessee
Complete Address

BINXX XXMAR AGRAWAL
BI3381254
JAMSHEDPUR
JHARKHAND
831011

PAN

ABLPA6193N

Major Head

0021-INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800-TDS on Sale of Property

Acknowledgement No

BI3381254

Description Of Tax	Amount In Rupees
Basic Tax	20364.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Other	0.00
Interest	0.00
Fee	0.00
TOTAL	20364.00

HDFC BANK LIMITED

Challan No : 280
BSR Code: 0510011
Date Of Receipt 14/03/2022
Challan Serial No 72018
Assessment Year 2022-23
Bank Reference 2024877
Drawn On HDFC Payment Gateway

Rupees(In Words)

Twenty Thousand, Three Hundred Sixty Four Rupees Only

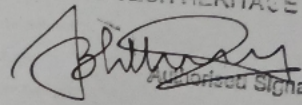
CIN

05100111403202272018

Date and Time of Realization

14/03/2022 17:47:07 PM

HI TECH HERITAGE LTD.


Authorized Signatory.

Form 26QB

Your E-tax Acknowledgement Number is **BI3381254**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABLPA6193N	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCH7345H
Full Name (Masked) of the Transferee	BINXX XXMAR AGRAWAL	Full Name (Masked) of the Transferor	HI-XXXX HERITAGE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village		Name of premises/Building/ Village	
Flat/Door/Block No.	136	Flat/Door/Block No.	4-D
Road/Street/Lane	B BLOCK SONARI	Road/Street/Lane	119, PARK STREET
City/District	JAMSHEDPUR	City/District	KOLKATA
State	JHARKHAND	State	WEST BENGAL
Pin Code	831011	Pin Code	700016
Email ID	binodkragarwal1968@gmail.com	Email ID	
Mobile No.	9430384164	Mobile No.	

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	24/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	24/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

Complete Address of the Property Transferred	Tax Deposit Details
https://onlineservices.tin.egov-nsdl.com/vetaxnew/ConfirmDetailsServlet?rKey=271997461	

HI TECH HERITAGE LTD.

 Authorized Signatory

3/14/22, 5:38 PM

confirmation Page

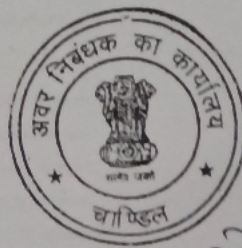
Type of Property	Land
Name of premises/Building/ Village	
Flat/Door/Block No.	
Road/Street/Lane	VILLAGE-DOBO
City/District	CHANDIL
State	JHARKHAND
Pin Code	832401

Rate (in %)	1
Total Amount Paid/Credited	2036400
TDS Amount to be paid	20364
Interest	0
Fee	0
Total payment	20364.00
Value in words	Twenty Thousand Three Hundred and Sixty Four Rupees and paise

Total Value of Consideration (Property Value)	20364000
Mode of Payment	Offline

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



Handwritten signature and date: 02/05/22

Tax Payer Counterfoil

PAN

Received from : VIJXX XXMAR MITTAL

Rs :

(in words) : Thirty Six Thousand And Six Hundred
And Fifty Six Rupees Only

Drawn On :

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX [0021]
Minor Head : TDS on Property [800]

For the assessment year : 2022-23

Payment Status :

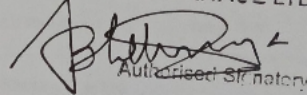
SBI Ref No. : CKT2461725

	BSR Code	Tender date	Challan No
CIN	0013283	290322	14322
Date of challan :	29-03-2022		

State Bank of India

Gandhinagar
Bangalore
(Internet Collection Center)

HI TECH HERITAGE LTD.


Authorised Signatory.

Form 26QB

Your E-tax Acknowledgement Number is **BI4421071**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ACXPM8580C	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCH7345H
Full Name (Masked) of the Transferee	VIJXX XXMAR MITTAL	Full Name (Masked) of the Transferor	HI-XXXX HERITAGE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village SHANTI HARI AWASAN
 Flat/Door/Block No. FLAT NO 4A, BISTUPUR,
 Road/Street/Lane INNER CIRCLE ROAD,
 City/District JAMSHEDPUR,EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831001
 Email ID crystalthemotech@gmail.com
 Mobile No. 9334048200

Complete Address of the Property Transferor

Name of premises/Building/ Village
 Flat/Door/Block No. 4-D
 Road/Street/Lane 119, PARK STREET
 City/District KOLKATA
 State WEST BENGAL
 Pin Code 700016
 Email ID
 Mobile No.

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	25/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Type of Property Land
 Name of premises/Building/ Village

Tax Deposit Details

Rate (in %) 1
 Total Amount Paid/Credited **HI TECH HERITAGE LTD.**

[Signature]
 Authorized Signatory.

3/29/22, 5:17 PM

Flat/Door/Block No.
Road/Street/Lane
City/District
State
Pin Code

VILLAGE-DOBO
CHANDIL
JHARKHAND
832401

confirmation Page

TDS Amount to be paid	36655.2
Interest	0
Fee	0
Total payment	36655.20
Value in words	Thirty Six Thousand Six Hundred and Fifty Five Rupees and Twenty paise

Total Value of Consideration (Property Value)20364000
Mode of Payment Offline

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



02/05/22

Form 26QB

Your E-tax Acknowledgement Number is BI4424593

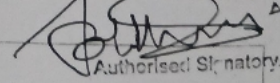
- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ABOPP4488Q	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCH7345H
Full Name (Masked) of the Transferee	NAVXX XXMAR PODDAR	Full Name (Masked) of the Transferor	HI-XXXX HERITAGE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	29, ROAD NO. 3	Name of premises/Building/ Village	
Flat/Door/Block No.	PUNJABI LINE, RAMDAS	Flat/Door/Block No.	4-D
Road/Street/Lane	BHATTA, BISTUPUR	Road/Street/Lane	119, PARK STREET
City/District	JAMSHEDPUR	City/District	KOLKATA
State	JHARKHAND	State	WEST BENGAL
Pin Code	831001	Pin Code	700016
Email ID	crystalthermotech@gmail.com	Email ID	
Mobile No.	9234686274	Mobile No.	

Date of Agreement/Booking	24/02/2022	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	25/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	25/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate (in %)	1
Name of premises/Building/ Village		Total Amount Paid/Credited	2443680

HI TECH HERITAGE LTD.

 Authorized Signatory

3/29/2022 5:36 PM

confirmation Page

Flat/Door/Block No.
Road/Street/Lane VILLAGE-DOBO
City/District CHANDIL
State JHARKHAND
Pin Code 832401

TDS Amount to be paid	24436.8
Interest	0
Fee	0
Total payment	24436.80
Value in words	Twenty Four Thousand Four Hundred and Thirty Six Rupees and Eighty paise

Total Value of Consideration (Property Value)20364000

Mode of Payment Offline

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



07/05/22

Tax Payer Counterfoil

PAN

Received from : NAVXX XXMAR PODDAR

Rs :

(in words) : Twenty Four Thousand And Four
Hundred And Thirty Seven Rupees Only

Drawn On :

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX[0021]
Minor Head : TDS on Property [800]

For the assessment year : 2022-23

Payment Status :

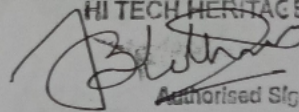
SBI Ref No. : CKT2463411

	BSR Code	Tender date	Challan No
CIN	0013283	290322	14735
Date of challan :	29-03-2022		

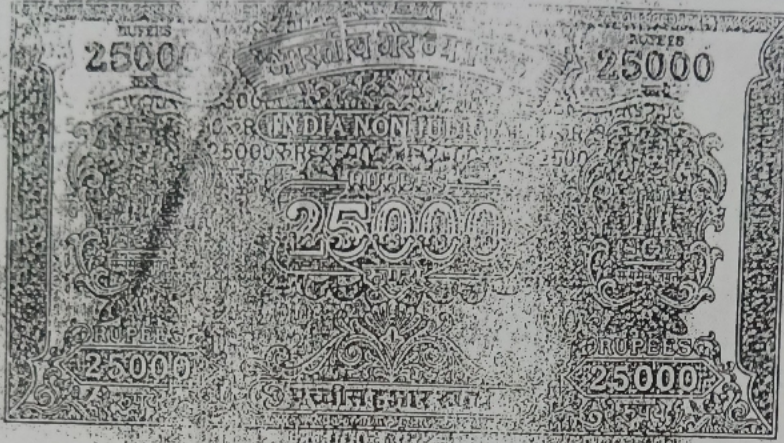
State Bank of India

Gandhinagar
Bangalore
(Internet Collection Center)

HI TECH HERITAGE LTD.


Authorized Signatory

226 Sp. No. 1000/007 Ser. No. of Ch. No. 225

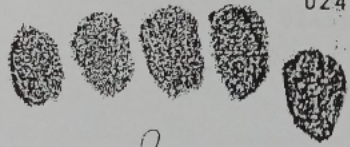


झारखण्ड JHARKHAND

024311

Stamp: 2011/12/11
Signature: Sisir Ghosh

Signature: Sisir Ghosh
Date: 12/11/2012



Signature: Sisir Ghosh

DEED OF CONVEYANCE

Valued at Rs. 40,00,000/- (Rupees Forty Lac Only).

विधवा-21 के अर्धीन याहय
भारतीय स्टाम्प अक्टि-1899
(सिडिफिकेशन स्टाम्प एक्ट-1899) के
अनुसूची-1 बा 1 (क) अंतर्गत
अर्धीन यथावत् स्टाम्प प्रकृतिकृत
कृत से विमुक्त या स्टाम्प
द्विगत नही।
2009 विधवा पदाधिकारी

THIS DEED OF CONVEYANCE made this 12th Day of January 2012 at Seraikella.

BY AND BETWEEN

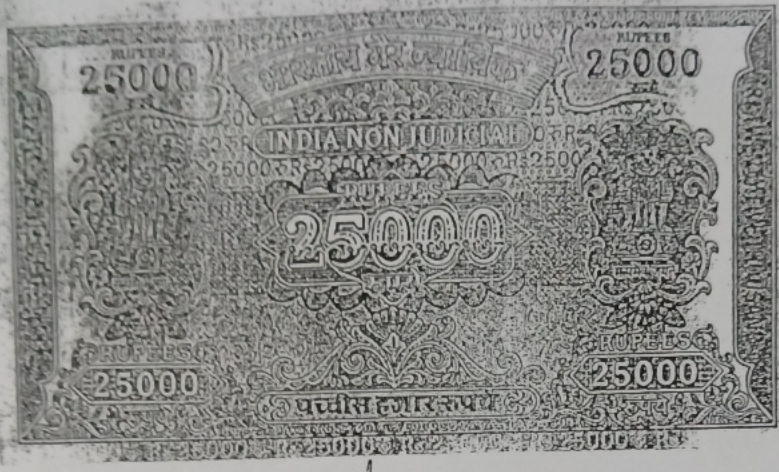
AMITAVA DAN, Son of Late Basanta Kumar Dan, by Faith - Hindu, by Occupation- Cultivation, by Caste - Tamil, by Nationality - Indian's Resident of Village- Dobo, P.S.- Chandil, District- Seraikella- Kharswan, At present residing at Pardih, Mango, P.S.- Mango, Town- Jamshedpur, District-East-Singhbhum, in the State of Jharkhand, through their legally constituted attorney 1) SISIR GHOSH Son of Late Phani Ehusan Ghosh & 2) MR. BAIJU KARMAKAR, S/o. Late Durga karmakar, both by occupation- Business, by Faith - Hindu, by Nationality - Indian, Resident of Vill-Dobo, P.S.- Chandil, District- Seraikella- Kharswan, in the state of Jharkhand, Vide General Power of Attorney Registration No -573(SI.No.- 3605), Dated: 11.04.2011 registered at Jamshedpur District Sub-Registry office which has been copied on Book No.-IV. Volume No.-14, Pages-507 to 518 Token No.-39, Token Date: 11.04.2011, hereinafter called the VENDORS/SELLERS of the one part hereinafter referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, administrators, executors and/or assigns) of the ONE PART

Signature: Sisir Ghosh
Signature: Sisir Ghosh
Signature: Sisir Ghosh

Cont'd...P/2..

HI TECH HERITAGE LTD.

Signature: Sisir Ghosh



झारखण्ड JHARKHAND

024312

Pravin Ghosh
12/1/2012
श्री सुशोभा

(2)

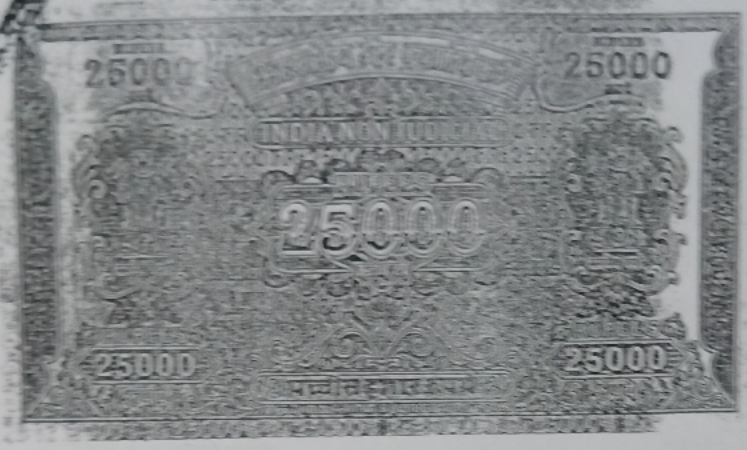
AND

HI-TECH HERITAGE LIMITED a company incorporated under the Companies Act 1956 having its Registered Office at White House, 4-D, 119 Park Street, Kolkata - 700016 represented by, Mr. Aditya Narayan Mahato S/o Sri Kamala Kanta Mahato, resident of Old Purulia Road, Mango, P.S.-Mango, Jamshedpur, Dist. - Singhbhum (East), hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors or successors-in-interest, nominees and /or assigns) of the OTHER PART. PAN No. - AABCH7345H.

ANDWHEREAS, the schedule bellow land with the other adjoining property have been jointly recorded in the name of Rani bala Dasi w/o- Rishikesh sen in the khatiyani of last survey settlement operation finally published in the year of 1963, who possessed the said land till their death;

Cont'd...P/3..

[Handwritten signature]



झारखण्ड JHARKHAND

024313

12/1/2011
12/1/2011

(3)

AND WHEREAS the said, Rani bala Dasī, W/o. Rishikesh sen died issueless leaving behind her, at the time of death her brother namely Basanta Kumar Das, her heirs and legal representatives who inherited the aforesaid property left by the said deceased absolutely and forever.

AND WHEREAS, I, am the sole, absolute and bonafide owner of the property, more fully described in the schedule bellow, which I have inherited from my father after amicable partition between the other Co- Sharees of the said property and I have been in peaceful physical possession over my share of land without any let hindrance or disturbances from any corner and is the lawful owner thereof by exercising all act of ownership thereto;

AND WHEREAS due to an urgent need of money the possession of land property has offered an area of 98 Decimals as mentioned in Schedule below to the Second Party and the second party has agreed to buy the offered land property at mutually agreed price consideration.

Conf'd. PKL

RETECH HERITAGE LTD
[Signature]

-34-

4



झारखण्ड JHARKHAND

024314

12/11/2012
 श्री गणेशाय नमः
 श्री गणेशाय नमः

(4)

AND WHERE AS the Vendors have represented to the Purchaser as follows:

- (a) That the vendors are the owner of the said property mentioned in the Schedule below and except the Vendors no one have any right, title or interest of any kind whatsoever to the said property. The Vendors are selling the scheduled property which he inherited from his deceased father.
- (b) That the said property is free from all encumbrances charges, liens, lispensens, attachments, trusts, acquisition whatsoever.
- (c) That the said property is not subject to any notice of acquisition or neither requisition nor the same is subject to attachments under the Public Demands Recovery Act or under any other law for the time being in force.
- (d) That the Vendors are legally competent to sell and transfer the said property to the Purchaser.

Cont'd...P/S..

HI TECH HERITAGE LTD.

A handwritten signature in black ink, appearing to be 'S. Kumar', written over the printed name 'HI TECH HERITAGE LTD.'.



झारखण्ड JHARKHAND

024315

Sain Ghosh,
12/11/2012
[Signature]

(5)

(e) That the vendors shall be liable to compensate fully to the purchaser if any defect in title of ownership is detected in future.

WHEREAS the Vendors have agreed to sell and relying on the aforesaid representations of the Vendors and acting on good faith thereof, the Purchaser has agreed to purchase the said property at or for a consideration of Rs. 40,00, 000/- (Rupees Forty Lac Only) for Schedule land free from all encumbrances, liens, attachments, mortgages, charges, lispensens whatsoever.

NOW THEREFORE THIS INDENTURE WITNESSETH and it is hereby recorded and declared that:-

In the premises aforesaid and in consideration of the sum of Rs. 40,00, 000/- (Rupees Forty Lac Only) by the Purchaser to the Vendors paid by SBI Commercial Branch Bistupur vide Cheque No.- 800790 of dated 14.12.2011 of Rs. 10,00,000/- (Rupees Ten Lacs Only) and SBI Commercial Branch

Cont'd...P/6..

HI TECH HERITAGE LTD.

[Signature]
SBI notary.

-36-

5000RS.



Bistupur vide
 12/11/2012
 श्री प्र. कर्माचार्य

(6)

Bistupur vide Cheque No.- 800808 of dated 11.01.2011 of Rs. 30,00,000 (Rupees Thirty Lacs Only) the receipt where of the Vendors do hereby as also by a receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the purchaser and the Said Property hereby conveyed and transferred unto and to the purchaser), the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser ALL THAT piece or parcel of land measuring an area of 99 Decimals, be the same a little more or less, appertaining to Plot No.- 967 comprised in Khata No.-183, Mouza- Dobo of District: Saraikela-Kharsawan, State-Jharkhand more specifically described in the SCHEDULE hereunder written AND delineated in a map or plan annexed hereto bordered in colour RED thereon TOGETHER WITH all appurtenances thereto or HOWSOEVER OTHERWISE the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished TOGETHER WITH the reversions and

Cont'd...P7..

HI TECH HERITAGE LTD.

- 37 -

1000Rs.

7



Sivani Ghosh,
12/11/2012
दीपु कर्मका

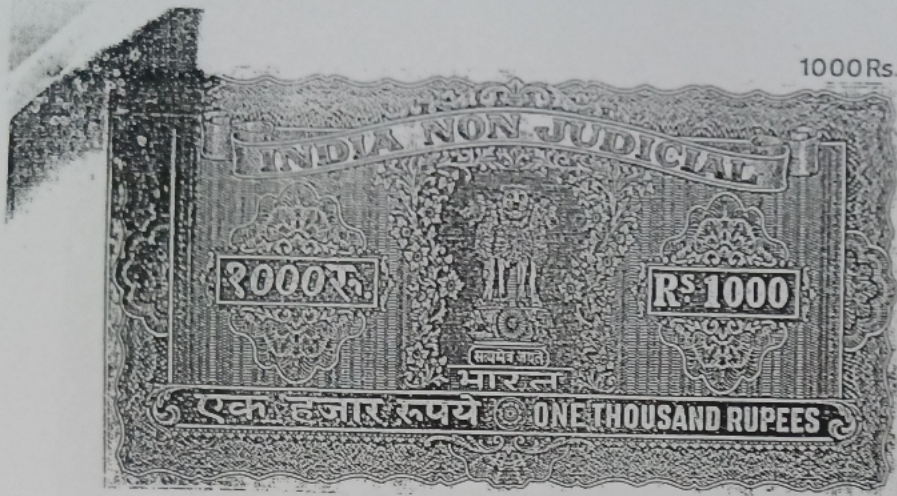
(7)

remainders and the rents, issues, profits thereof AND all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the Vendors into or upon the said property TOGETHER WITH right of egress and ingress, all areas, fences, or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto TO HAVE AND TO HOLD the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever AND SUBJECT TO AND/OR TOGETHER WITH the covenants by the Vendors hereafter contained.

Cont'd...P/8..

HITECH HERITAGE LTD.

[Signature]
Authorized Signatory



S. V. K. K. K.
12/12/2012
S. V. K. K. K.

(8)

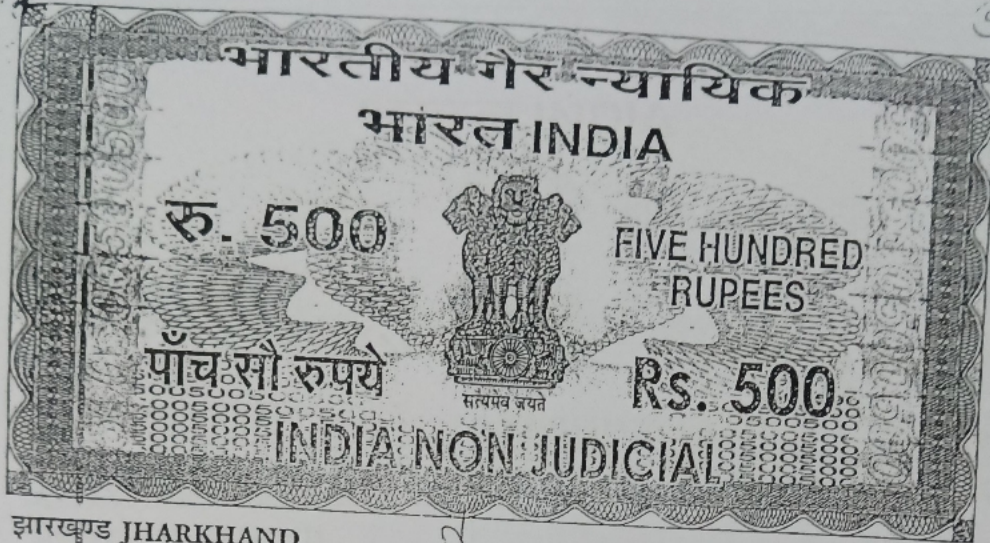
2. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- a) The Vendors are now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property and all rights and benefits hereby granted, sold, conveyed, transferred, Assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

Cont'd..P/9..

HI TECH HERITAGE LTD.

Authorized Signatory



झारखण्ड JHARKHAND

341009

Siach Ghosh
12/1/2012
श्री गुरु कर्मकांड

(9)

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said Property from, under or in trust for the Vendors.
- d) The Purchaser shall hold and have the said property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendors and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever pertaining to the period up to the date hereof suffered or created by the Vendors or any of their predecessors in title or any persons lawfully or equitably claiming aforesaid.

Cont'd...P/10..

M TECH HERITAGE LTD.



झारखण्ड JHARKHAND

341010

Signature
12/1/2012
श्री सुकरिका

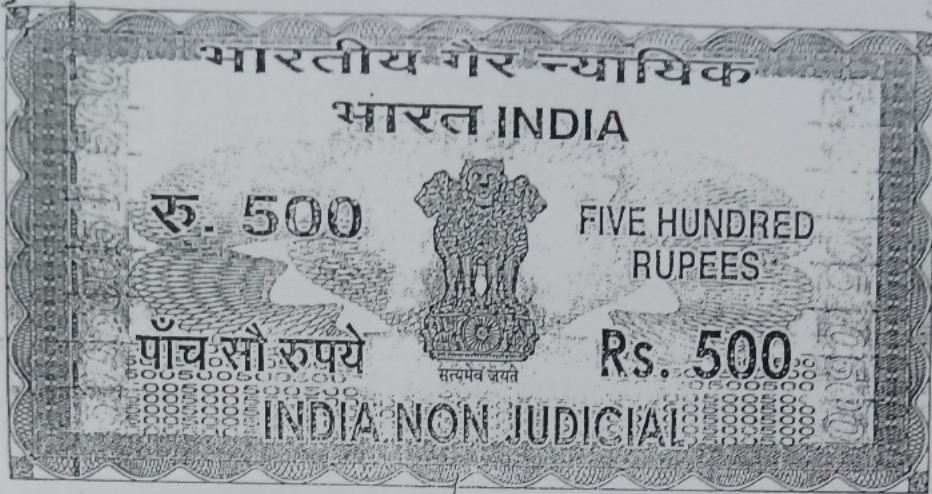
(10)

- e) That the purchaser will be at liberty to get his name mutated in the office of the landlord and will pay ground rent in his name henceforth and the vendors hereafter, at the request and cost of the purchaser would file no objection petition, if necessary, before the competent authority, to facilitate mutation of the said land in favour of the purchaser.
- f) That the vendors hereby undertake to make good and compensate the purchaser against all losses, damages and costs which he may sustain or incur by reason of any claim being made by any body in future arising out of any defect in title of the vendors in the aforesaid land.

Cont'd...P/11..

HI TECH HERITAGE LTD.

Signature
Authorized Signatory



झारखण्ड JHARKHAND

341011

Sisir Ghosh
12/1/2012
श्री लु कर्मा

(11)

- g) The Vendors shall be liable to pay, all the yearly ground rent and other charges payable statutory or non statutory in respect of the said Property pertaining to the period up to the date hereof and shall save and keep the Purchaser harmless, indemnified of, from and against such claims or any other claims.

ABOVE REFERRED THE SCHEDULE TO

ALL THAT pieces or parcel of revenue paying Rayati Agriculture Parti Land Measuring an Area of Total 99 Decimal (be the same a little more or less) comprised in Khata No.-183, Plot No.-967, Measuring Area 99 Decimal, Kishim:- Purani/Parti, of Raiyati Land in Mouza- Dobo, P.S- Chandil, Thana No.-331, Halka No.- 02 within the local limits of Chandil Block, under Sub-Registry Office Saraikela, in the District Saraikela Kharsawan, in the state of Jharkhand.

Cont'd...P/12..

HITECH HERITAGE LTD.



झारखण्ड JHARKHAND

341012

Srin-Ghosh
12/1/2012
श्रीजु कर्माकार

(12)

BOUNDED AS FOLLOWS:

- NORTH : Portion of Plot No. - 967 & Plot No. - 964
- SOUTH : Portion of Plot No. - 967 & Plot No. - 968 & 970
- EAST : Plot No. - 966 & 970
- WEST : Govt. Road

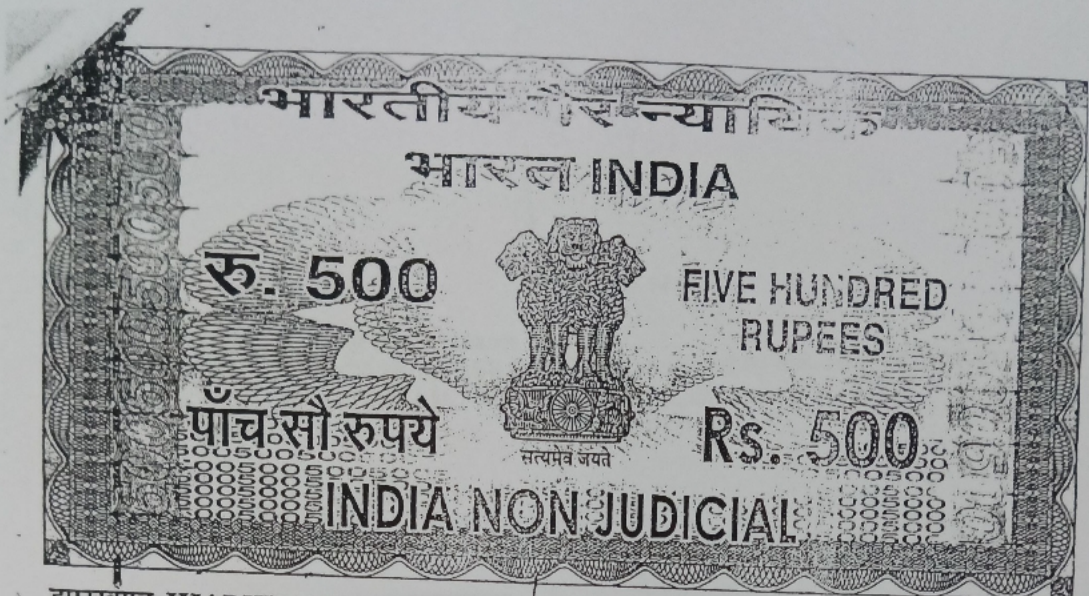
Annual rent of Rs 5/-, Payable to Jharkhand State government Through C.O. Chandil.

AND delineated in a map or plan annexed hereto and bordered in color RED thereon.

Cont'd...P/13..

HI TECH HERITAGE LTD.

13



झारखण्ड JHARKHAND

341013

Sisir Ghosh
12/01/2012
शिव कुमार

(13)

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written. *Udit Chandra Pradhan*
12/01/12

WITNESSES

1. 12/01/2012 पिता
श्रीमान लोहाट राम कपूर
धारा - चाण्डल 12/01/2012.
2. प्रवर्तक
पिता सुन्दरी राम कर्मकार
श्रीम डीबी थाना चण्डल

Sisir Ghosh
(VENDORS)

FOR ANECHA HERITAGE LIMITED.
Udit Chandra Pradhan
Authorized Signatory

(PURCHASER)

The contents of this Deed have been read over and explained to the Executants/Vendors who found and admitted the same to be true and correct. *Udit Chandra Pradhan*
12/01/12

Cont'd...P/14..

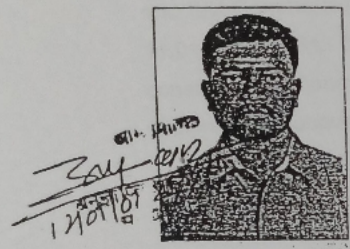
ANECHA HERITAGE LTD.
Udit Chandra Pradhan

Siva Ghosh
12/11/2012
at (5) (10/11/12)

(5)

(14)

Name of the Purchaser
HI-TECH HERITAGE LIMITED represented by MR. ADITYA NARAYAN
MAHATO *Udit Chandra Pradhan*
12/01/2012



For HI-TECH HERITAGE LIMITED.
MAHATO
Authorized Signatory

Signature and finger prints of left hand of the purchaser above named.
Udit Chandra Pradhan
12/01/2012 Cont'd...P/15..

HI-TECH HERITAGE LTD.
[Signature]
Authorized Signatory

Signature
12/01/2012
श्री लु. कर्मकार

(5)

(15)

RECEIPT AND MEMORANDUM OF CONSIDERATION
(Payment received by the Vendors)

RECEIVED with thanks from the within named purchaser sum of Rs. 40,00, 000/- (Rupees Forty Lac Only) by the Purchaser to the Vendors paid by SBI Commercial Branch Bistupur vide Cheque No.- 800790 of dated 14.12.2011 of Rs. 10,00,000/- (Rupees Ten Lacs Only) and SBI Commercial Branch Bistupur vide Cheque No.- 800808 of dated 11.01.2011 of Rs. 30,00,000 (Rupees Thirty Lacs Only) being the full consideration money of the said plot of Land and payment as per memo written herein above. Udit Chandra Pradhan
12/01/12

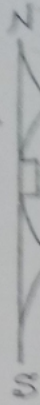
WITNESS :

1) श्री लु. कर्मकार
पिता सं. धारसी राम कर्मकार
ग्राम डेबो थाना रन्पुरीस
थाना - चण्डिल. 12/01/2012

Signature
श्री लु. कर्मकार
SIGNATURE OF THE VENDORS

2) प्रवर्तक कर्मकार
पिता सं. धारसी राम कर्मकार
ग्राम डेबो थाना रन्पुरीस

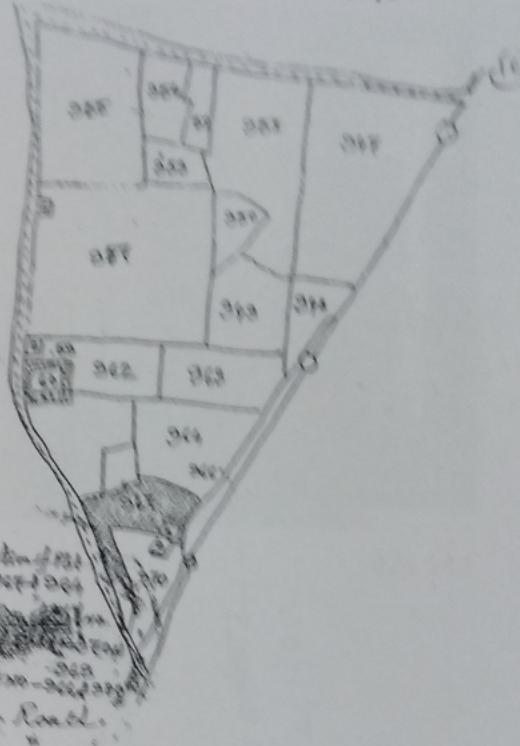
HI TECH HERITAGE LTD.
Signature



(101)

MOUZA - DOBO
 Thana - Chandil
 Thana no - 331
 year of - 1958-59
 Scale of - 10³ mile
 Khata no - 183
 Plot no - 367
 Area - 90 Ainal
 Land mark on - III

Bounded by North: Station of 1951
 no - 207 & 204
 South: Station of 1951
 no - 207 & 204
 East: - Station - 207 & 204
 West: - Ganga Road



Date - 11/12/11
 11/12/11

HI TECH HERBACE LTD.
 Signature
 Director



झारखण्ड JHARKHAND

026544

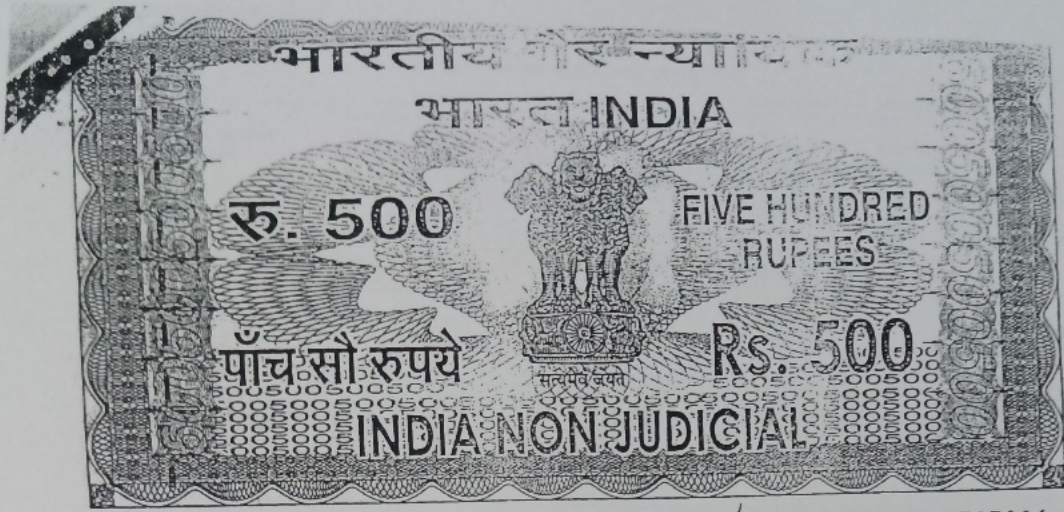
-17-

Sain Ghosh

वीरू कर्माकर
12/1/012

HI TECH HERITAGE LTD.

[Signature]
Authorized Signatory.



झारखण्ड JHARKHAND

763886

- 18 -

Scair - Ghor

सैजु कर्माकर

12/11/12

HI TECH HERITAGE LTD.

[Signature]
Secretary

आर्य पञ्च-सह घोषणा प्रपत्र (नियम 114)

Token No: 12
 Document Type: Sale Deed
 Presenter Name & Address: Dobo, P.S-Chandil
 Stampable Doc Value: 4000000
 Document Value: 4000000
 Special Type: Doe
 Remarks / Other Details: Serial No: 0

Token Date/Time: 12/01/2012 16:39:24
 Date of Entry: 12/01/2012
 Total Pages: 40
 Book: 1
 CNO/PNO:

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
CHANDIL	331	2	DOBO	183	967			PARTI	99 Decimal	1225620

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	Vendor/Power Holder	Sisir Ghosh	Late Phani Bhusan Ghosh	Business	Other		Dobo, P.S-Chandil
2	Vendor/Power Holder	Baiju Karmakar	Late Durga Karmakar	Business	Other		Dobo, P.S-Chandil
3	VENDEE	Hi-Tech Heritage Ltd Rep By Aditya Narayan Mahato	Kamala Kanta Mahato	Service	Other		Old Purulia Road Mango. Jsr
4	Identifier	Ganesh Lohar	Sri Mira Lohar	Bus.	Other		Kumargora, P.S-Chandil
5	Witness1	Ganesh Lohar	Sri Mira Lohar	Bus.	Other		Kumargora, P.S-Chandil
6	Witness2	Pawan Kumbhkar	Late Gashi Ram Kumbhkar	Cul.	Other		Dobo, P.S-Chandil

Fee Details:

SN	Description	Amount
1	LL	2.50
2	PR	0.94
3	A1	120,000.00
4	SP	600.00
Total		120,603.44

Sisir Ghosh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्मेशन के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑफिसर का हस्ताक्षर

उपर्युक्त स्वीकार किया गया कि मैंने इस दस्तावेज के निष्पादन के मेरे समक्ष

जिसकी पहचान श्रीमती लोहार के द्वारा की गई है।

निवासी कुमाउरीडा, लाला - लालिडा पेशा व्यवसाय

निबंधन पदाधिकारी का हस्ताक्षर









HI TECH HERITAGE LTD.

[Signature]
 Authorised Signatory

DSR OFFICE SKL-KSW

नियंजन विभाग, झारखंड
सरायकेला

Token No.12 Token Date: 12/01/2012 16:39:24
Serial/Deed No./Year: 226/225/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Sisir Ghosh Father/Husband Name: Late Phani Bhusan Ghosh (Vendor/Power Holder) Dobo, P.S-Chandil		
2	Baiju Karmakar Father/Husband Name: Late Durga Karmakar (Vendor/Power Holder) Dobo, P.S-Chandil		
3	Hi-Tech Heritage Ltd Rep By Aditya Narayan Mahato Father/Husband Name: Kamala Kanta Mahato (VENDEE) Old Purulia Road Mango, Jsr		
4	Ganesh Lohar Father/Husband Name: Sri Mira Lohar (Identifier) Kumargora, P.S-Chandil		
5	Ganesh Lohar Father/Husband Name: Sri Mira Lohar (Witness1) Kumargora, P.S-Chandil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Pawan Kumbhkar Father/Husband Name: Late Gashi Ram Kumbhkar (Witness2) Dobo, P.S-Chandil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Book No. 1
Volume 10
Page 507 To 546
Deed No. 226/225
Year 2012
Date 12/01/2012 17:09:43

SK
12/1/12
District Sub Registrar

Abh
Signature of Operator

DSR OFFICE SKL-KSW

HI TECH HERITAGE LTD

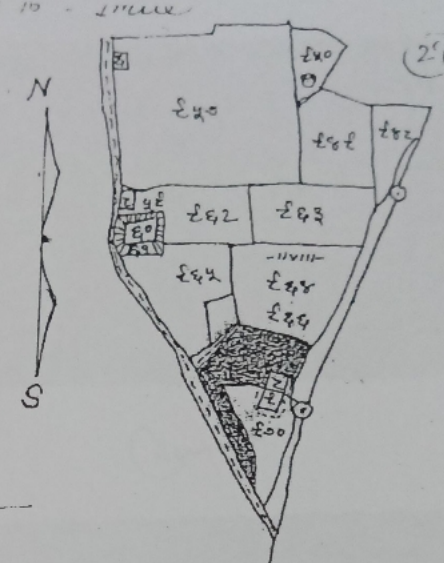
[Signature]

Khata - Chandil
 Sheet NO - 3 (Third)
 year - 1958-59
 Khata NO - 183
 Plot NO - 967
 Thana NO - 331

Total Area - 104.4 Decimals

Bounded by:-

- North:- Shem plot + 10 Feet Road
- South:- plot NO - 970
- East:- Bihar Sarkar plot
- West:- village Road, 26 Feet



Name - Sishir Ghosh s/o Late phani Bhusan Ghosh
 (2) Bezu karmakar s/o sri Durga karmakar
 Address:- village Dobo post - Kapali p.s. Chandil
 Dist - Saraikela Kharswan Jharkhand.

Amin
 Ghosh
 25/4/2011


HI TECH HERITAGE LTD.
 Authentic Signatory.

PERMANENT ACCOUNT NUMBER
AGDPA1298D

NAME
ASHOK KUMAR AGARWAL

FATHER'S NAME
RAMAUTAR AGARWAL

DATE OF BIRTH
21-06-1971



Signature

COMMISSIONER OF INCOME TAX, RAJINDRA

Signature

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

NAVIN KUMAR PODDAR

NATHULAL PODDAR

29/10/1972

PERMANENT ACCOUNT NUMBER
ABOPPA4488Q



Signature

Signature


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SAHAJ KUMAR AGARWAL

FATHER'S NAME
BHAGWATI PRASAD AGARWAL

AAWPA4990K



Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

BINAY KUMAR AGARWAL

FATHER'S NAME
BHAGWATI PRASAD AGARWAL

ABBPA7811R

19/06/1973



Signature


Signature

PERMANENT ACCOUNT NUMBER
ABLPA6193N

NAME
BINOD KUMAR AGRAWAL

FATHER'S NAME
RAMAUTAR AGRAWAL

DATE OF BIRTH
30-05-1968



Signature

COMMISSIONER OF INCOME TAX, RAJINDRA


Signature

PERMANENT ACCOUNT NUMBER
ACXPMS580C

NAME
VIJAY KUMAR MITTAL

FATHER'S NAME
RAM AVTAR MITTAL

DATE OF BIRTH
04-04-1969



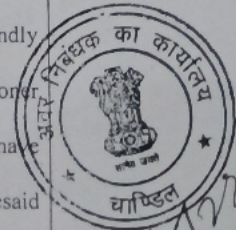
Signature

COMMISSIONER OF INCOME TAX, ALLAHABAD

Signature

Chandil, which is bounded as north – Plot no. 967 and 964, South – Plot no. 967, 968 and 970, East – Plot no. 966 and 970 and West – Rasta, from its rightful owner Amitabh Kumar Dan, by registered sale deed no. 225, dated 12.10.2012 and possession was delivered to the petitioner and since then the petitioner was in peaceful possession over the entire land. It is further submitted that after purchasing the land the petitioner got his name mutated in the Circle Office, Chandil vide Mutation Case No. 2308/2011-12 and since then the petitioner is paying rent regularly to the Government.

It is further submitted by the learned counsel for the petitioner that the Government notified for acquisition of 15 decimals of land out of the above said purchased land of the petitioner and accordingly award was prepared in the name of the petitioner in D.L.A Case No. 38/2014-15 and compensation amount was paid to the petitioner for the land acquired by the Government. Furthermore it is submitted that since only 15 decimals of land has been acquired and compensation was paid, but prohibition on transfer over the remaining 84 decimals purchased land of the petitioner in the said plot is necessary to be made free so that the petitioner can transfer its said remaining purchased lands. Therefore it is prayed by the learned counsel that the remaining 84 decimals of the purchased land of the petitioner in Plot No. 967 of Khata No. 183 of Mouza Dobo, P.S – Chandil may kindly made free from the prohibition of transfer, so as to enable the petitioner to transfer its said remaining land. Accordingly the applicants have preferred the present petition relying upon the notification aforesaid issued by Department of Revenue, Registration and Land Reforms,



Order No. & date	Order & signature of the Officer	Comments & ti action taken o the order with date
1	2	3
25.03.2022	<p style="text-align: center;">COURT OF DEPUTY COMMISSIONER, SERAIKELLA-KHARSAWAN</p> <p style="text-align: center;"><u>ORDER</u></p> <p style="text-align: center;"><u>Misc. Case No. – 66/2021-22</u></p> <p style="text-align: center;"><u>Hi-Tech Heritage Ltd. Vrs. The State of Jharkhand.</u></p> <p>The Instant Miscellaneous Petition has been preferred by the Applicant Hi-Tech Heritage Ltd., White House, 4D, 119, Park Street, Kolkata, 700016 represented by Sri Aditya Narayan Mahato, S/o Kamala Kant Mahato, Old Purulia Road, P.S. – Mango, Town – Jamshedpur, Dist – East Singhbhum, State - Jharkhand, under the Departmental*Notification No. 452/Reg. Dated 07/09/2021 issued by Department of Revenue, Registration and Land Reforms, Govt. Of Jharkhand wherein and whereby the applicants have prayed for Removal of Plot no. 967 recorded under Khata No. 183 within Mouza – Dobo, Thana No. 331 for an area measuring 0.84 Acre from the list of Restricted land details uploaded through NIC with NGDRS Registration portal of Govt. of Jharkhand. In Preliminary stage the present miscellaneous application is admitted and a report has been called for from Circle Officer, Chandil.</p> <p>Heard the parties and perused the materials placed on record.</p> <p>Learned counsel for the Applicants appeared before the court and submitted that the petitioner has purchased land area measuring 99 decimals in plot no. 967 of Khata no. 183 under mouza – Dobo, P.S –</p>	



the opinion that, the land in question is a raiyati land and it should not be in the list of restricted land.

Therefore the Present Misc. Petition preferred by the petitioner for Removal of Plot No. 967, recorded under Khata No. 183 within Mouza - Dobo, Thana No. 331, for an area measuring 0.84 Acre from restricted land / N.G.D.R.S. list is accepted. Accordingly the said application is allowed. Office is directed to send the copy of this order to Additional Deputy Commissioner, Seraikela-Kharsawan, District Sub-Registrar, Seraikella and District Sub-Registrar, Chandil for necessary action.

Dictated & corrected

[Signature]
Deputy Commissioner
Seraikella-Kharsawan

[Signature]
Deputy Commissioner
Seraikella-Kharsawan

बोपांक - 279 / विधि, दिनांक - 25/09/2022
प्रतिनिधि :- उपर उपायुक्त, सिशिकेला-खरसावाँ को सूचनाएं एवं आवश्यक कार्रवाई हेतु प्रेषित।
(2) जिला उप-निबंधक, सिशिकेला / चाण्डिल को सूचनाएं एवं आवश्यक कार्रवाई हेतु प्रेषित।

[Signature]
25/09
उप-समाहर्ता, विधि शाखा
सरायकेला-खरसावाँ



[Signature]

Govt. Of Jharkhand wherein and whereby the Department has granted authority to this court to entertain the present petition and to remove the land in dispute from Restricted land uploaded through NIC with Registration portal.

Further the circle officer, Chandil has submitted the report vide his letter No. 328 dated 24/03/2022, wherein it has been reported that the Plot No. 967, measuring area 0.99 Acres recorded under Khata No. 183 within mouza – Dobo, Thana No. 331 is Recorded in the name of petitioner Hi-Tech Heritage Ltd. as per the register II, wherein 0.15 acre of land was acquired by the District Land Acquisition Officer, Seraikela-Kharshwan vide its notification No. 40/L.A., dated 08/07/2015 and after acquisition the rest portion of Plot No. 967 measuring 0.84 Acre actually belongs to Applicants and rent for the same is also paid by the petitioner till year 2015-16. In the light of the above facts the Circle Officer Chandil has recommended for removal of Plot No. 967 up to the extent of Area measuring 0.84 Acre from Restricted land / N.G.D.R.S. list.

Further it is submitted by the Counsel for the applicant that according to aforesaid notification the Removal of Plot must be done on the basis of Genuine Reason and the recommendation made by the Circle Officer Chandil for removal of Plot No. 967 up to the extents of Area measuring 0.84 Acre is also a Genuine Reason for Removal of Plots from Restricted land details uploaded through NIC with NGDRS Registration portal of Jharkhand.

Having considered the pleas made by the counsel of Applicants and recommendation made by Circle Officer, Chandil this court is of



Pre Registration Docket

Date :- 07-05-2022 02:04 pm

Office Name :- SRO - Chandil

Token No:- 20220000056139

Appoinment :- 06-May-2022 Time:- 10:6

Article	Sale Deed
Pre Registration Date	05-May-2022
No. Of Pages	63
Stamp Duty	814560
Paid Stamp Duty	0
Total Fees	₹ 6,12,814.

Property Id: 732891

Valuation No. : 986860 / 2022 :- 2022-2023 User Id : 3113 Date : 07-May-2022 14:47:PM

State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Chandil
Land Type : Rural	Corporation :	Village/City : Dobo
Dobo Gram Panchayat Halka No 2 - Other Road		
Khata Number - 183		
Plot Number - 967		
Volume Number - 3		
Page Number - 90		

Valuation Rule : Commercial land

Property Details

1	Land area	84 Decimal
---	-----------	------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 84 x 181830=15273720	₹1,52,73,720/-
A			₹1,52,73,720/-

Note : Final Valuation is Rounded to Next 100/-

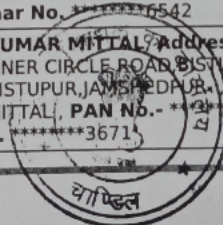
Total Valuation (A) ₹1,52,73,800/-

Total Amount in Words : One Crore Fifty Two Lakhs Seventy Three Thousands Eight Hundred Rupees Only.

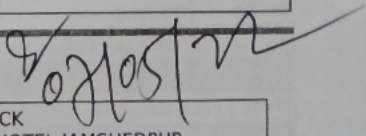
Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: ROAD AND PLOT NO.965, South: PLOT NO.969,970 AND 967(P), North: PLOT NO.964 AND PLOT NO.967(P)
Area	Land area : 84.00 Decimal

Other Description of the Property	
Government/Market Value	15273720
Transaction Amount	20364000

SELLER	-Ms. HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA, Address - office at WHITE HOUSE,4-D,119,PARK STREET,KOLKATA and resident of 2F,2ND PHASE,3RD FLOOR,ADARSH NAGAR,SONARI,PS.SONARI,JAMSHEDPUR- ,Father/Husband Name SARDA NANDA BHATTACHARYYA , PAN No.- *****345H,Permission Case No.- , Aadhaar No. *****4649
PURCHASER	-Mr. SANJAY KUMAR AGARWAL, Address - BUNGALOW NO.A-05,ASHIANA GARDENS,SONARI,PS.SONARI,JAMSHEDPUR- ,Father/Husband Name LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****990K,Permission Case No.- , Aadhaar No. *****0031
	-Mr. NAVIN KUMAR PODDAR, Address - 29,ROAD NO.3,PUNJABI LINE,RAMDAS BHATTA,BISTUPUR,PS.BISTUPUR,JAMSHEDPUR- ,Father/Husband Name NATHULAL PODDAR , PAN No.- *****488Q,Permission Case No.- , Aadhaar No. *****0329
	-Mr. ASHOK KUMAR AGARWAL, Address - MAIN ROAD,ULIYAN,KADMA,PS.KADMA,JAMSHEDPUR- ,Father/Husband Name LATE RAMAWTAR AGARWAL , PAN No.- *****298D,Permission Case No.- , Aadhaar No. *****6429
	-Mr. BINAY KUMAR AGARWAL, Address - BUNGALOW NO.A-05,ASHIANA GARDENS,SONARI,PS.SONARI,JAMSHEDPUR- ,Father/Husband Name LATE BHAGWATI PRASAD AGARWAL , PAN No.- *****811R,Permission Case No.- , Aadhaar No. *****4716
	-Mr. BINOD KUMAR AGARWAL, Address - H.NO.136,B BLOCK,SONARI BASTI AREA,OPPOSITE DR.PATRO HOUSE,SONARI,JAMSHEDPUR- ,Father/Husband Name LATE RAMAWTAR AGARWAL , PAN No.- *****193N,Permission Case No.- , Aadhaar No. *****6542
	-Mr. VIJAY KUMAR MITTAL, Address - FLAT NO.4A,SHANTI HARI AWASAN,1,INNER CIRCLE,ROAD BISTUPUR,NEAR GOPAL MAIDAN,PS.BISTUPUR,JAMSHEDPUR- ,Father/Husband Name LATE RAMAVTAR MITTAL , PAN No.- *****580C,Permission Case No.- , Aadhaar No. *****3671



 वाण्डेल



Witness Information	Mr. CHHAGAN LAL , Address - BLOCK NO.3,SHASTRINAGAR,NEAR PUCHHU HOTEL,JAMSHEDPUR- , Father/Husband Name-DHANJEE SAW
---------------------	---

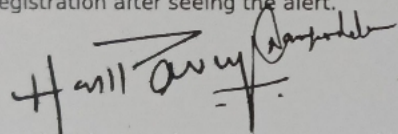
Identifier Details	Mr. ASHOK KUMAR SINGH , Address - H.NO.66,PARAS NAGAR,MANGO,JAMSHEDPUR- , Father/Husband Name-SHEVMUNI SINGH
--------------------	--

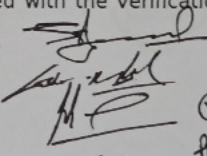
Fee Rule:Sale Deed		
1	Stamp Duty	8,14,560

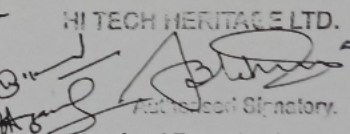
1	SP	1,890
Total		1,890
Fee Rule: Sale Deed		
1	A1	6,10,920
2	LL	3
3	PR	1
Total		6,10,924

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


HITECH HERITAGE LTD.
Vendor / Executant

Transaction Successful

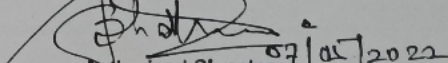
Name	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMitte
Token No / Depositor ID	20220000056139
Amount	612814
Transaction ID	b96d092f4e2638090ed4
GRN	2211147735
CIN	10002162022050605597
Time	2022-05-06 12:22:30

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

HI TECH INFOTECH LTD.


Authorized Signatory. 07/05/2022



Document Registration Summary 1

Date :-07-May-2022

- Government/Market Value: ₹15273800/-
- Transaction Amount: ₹20364000 /-
- Paid Stamp Duty: ₹814560 /-

HI TECH HERITAGE LTD.

Authorised Signatory.

On Date 07-05-2022 Presented at SRO - Chandil
Signature of Presenter

SRO - Chandil

Receipt : 647177
Receipt Date : 07-05-2022
Presenter Name : -

PR ₹1
SP ₹1890
LL ₹3
A1 ₹610920
Stamp Duty ₹814560

Total ₹1427374

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	814560	814560	0	GRAS	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMittal	• GRN Number : 2211147421 • DEPT Transaction Id : 0573b3ef099a488f8688 • Transaction Type :	814560
PR	1	1	0	GRAS	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMittal	• GRN Number : 2211147735 • DEPT Transaction Id : b96d092f4e2638090ed4 • Transaction Type :	1
SP	1890	1890	0	GRAS	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMittal	• GRN Number : 2211147735 • DEPT Transaction Id : b96d092f4e2638090ed4 • Transaction Type :	1890
A1	610920	610920	0	GRAS	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMittal	• GRN Number : 2211147735 • DEPT Transaction Id : b96d092f4e2638090ed4 • Transaction Type :	610920
LL	3	3	0	GRAS	BinodKumarAgarwalAshokKumarAgarwalSanjayKumarAgarwalBinayKumarAgarwalNavinKumarPoddarVijayKumarMittal	• GRN Number : 2211147735 • DEPT Transaction Id : b96d092f4e2638090ed4 • Transaction Type :	3
Sub Total	1427374	1427374	0				

Article : Sale Deed Number of Pages : 126

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Chandil

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 2022000056139

Deed Type	Sale Deed
Number of Pages	126
Fee Details	Stamp Duty :- Rs. 814560, PR :- Rs. 1, SP :- Rs. 1890, A1 :- Rs. 610920, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.15273720/- ,Transaction Amount :- Rs.20364000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Dobo Location :- Other Road, Dobo Gram Panchayat Halka No 2 Property Boundaries :- East: ROAD, West: ROAD AND PLOT NO.965, South: PLOT NO.969,970 AND 967(P), North: PLOT NO.964 AND PLOT NO.967(P) Khata Number - 183Plot Number - 967Volume Number - 3Page Number - 90 Area Of Land :- 84.00 Decimal

Sh./Smt.HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA s/o/d/o/w/o SARDA NANDA BHATTACHARYYA has presented the document for registration in this office today dated :- 07-May-2022 Day :- Saturday Time :- 15:19:28 PM



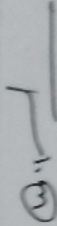


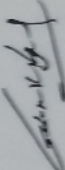


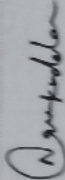


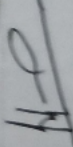


HI TECH

HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA(Individual)



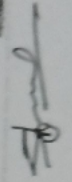


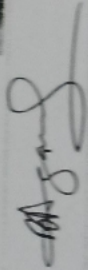
Party Name	Document Type	Document Number
HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA	PAN/UID	AABCH7345H

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA Address1 - office at WHITE HOUSE,4-D,119,PARK STREET,KOLKATA and resident of 2F,2ND PHASE,3RD FLOOR,ADARSH NAGAR,SONARI,PS.SONARI,JAMSHEDPUR, Address2 - ... , Jharkhand PAN No.: AABCH7345H,Permission Case No.-	Yes	Somen Bhattacharyya Address:- 2F, 2nd Phase, 3rd Floor, , Adrash Nagar , Sonari, Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		SELLER Age:50			




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<p>VJAY KUMAR MITTAL Address1 - FLAT NO.4A,SHANTI HARI AWASAN,1,INNER CIRCLE ROAD,BISTUPUR,NEAR GOPAL MAIDAN,PS.BISTUPUR,JAMSHEDPUR, Address2 ... Jharkhand PAN No.: ACXPM8580C,Permission Case No.-</p>	Yes	<p>Vjay Kumar Mittal Address:- FLAT NO. 4 A, SHANTI HARI AWASAN, NEAR GOPAL MAIDAN, 1, INNER CIRCLE ROAD, BISTUPUR, PO- BISTUPUR, JAMSHEDPUR, , Purbi Singhbhum, 831001, , Jharkhand, India</p>		PURCHASER Age:53			
3	<p>ASHOK KUMAR AGARWAL Address1 - MAIN ROAD,ULIYAN,KADMA,PS.KADMA,JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: ACCPA1298D,Permission Case No.-</p>	Yes	<p>Ashok Kumar Agarwal Address:- ... Main Road Uliyan, Kadma, , East Singhbhum, 831005, , Jharkhand, India</p>		PURCHASER Age:50			
4	<p>NAVIN KUMAR PODDAR Address1 - 29,ROAD NO.3,PUNJABI LINE,RAMDAS BHATTA,BISTUPUR,PS.BISTUPUR,JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: ABOPP4488Q,Permission Case No.-</p>	Yes	<p>Navin Kumar Poddar Address:- 29, , Road no-3, punjabi line, ramdas bhatta, Bistupur, Jamsheedpur, Kalimail, , East Singhbhum, 831001, , Jharkhand, India</p>		PURCHASER Age:49			
5	<p>BINAY KUMAR AGARWAL Address1 - BUNGALOW NO.A-05,ASHIANA GARDENS,SONARI,PS.SONARI,JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: ABBPA7811R,Permission Case No.-</p>	Yes	<p>Binay Kumar Agarwal Address:- A/05 Bunglow, Ashima Garden, Near Adrath Nagar, Sonari, Po. Sonari, Jamsheedpur, , Purbi Singhbhum, 831011, , Jharkhand, India</p>		PURCHASER Age:47			

-62

-61-

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	SANJAY KUMAR AGARWAL Address1 - BUNGALOW NO.A-05,ASHIANA GARDENS,SONARI,PS.SONARI,JAMSHEDPUR, Address2 - ... ,Jharkhand PAN No.: AAJWA4990K,Permission Case No.-	Yes	Sanjay Kumar Agarwal Address:- H.No-A/05 Banglow, , Ashiana Garden, Sonari Jamshedpur, Sonari, , East Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:52			
7	BINOD KUMAR AGARWAL Address1 - H.NO.136,B BLOCK,SONARI BASTI AREA,OPPOSITE DR.PATRO HOUSE,SONARI,JAMSHEDPUR, Address2 - ... ,Jharkhand PAN No.: ABLPA6193N,Permission Case No.-	Yes	Binod Kumar Agarwal Address:- House No-136, Opposite Dr Patro House, B Block, Sonari Basti Area, Sonari, , East Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:53			

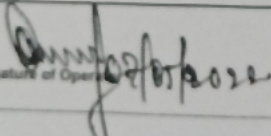
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ASHOK KUMAR SINGH S/o-D/o SHEVMUNI SINGH Address1 - H.NO.66,PARAS NAGAR,MANGO,JAMSHEDPUR, Address2 - ... ,Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

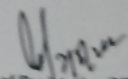
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHHAGAN LAL Address1 - BLOCK NO.3,SHASTRINAGAR,NEAR PUCHHU HOTEL,JAMSHEDPUR, Address2 - ... ,Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer
अवर निबंधक
मार्गदल

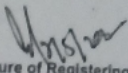
Above signature & Thumb Impression are affixed in my presence.

Above mentioned, (HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA), has/have admitted the execution before me. He/ She/ They has / have been identified by (ASHOK KUMAR SINGH) Son/Daughter/Wife of (SHEVMUNI SINGH) resident of (H.NO.66,PARAS NAGAR,MANGO,JAMSHEDPUR) and by occupation (Business).


Signature of Registering Officer

Date- 07-May-2022

-62


Seal and Signature of Registering Officer
अवर निबंधक
चाण्डल

Token No.: 20220000056139

CERTIFICATE

Office of the SRO - Chandil

This Sale Deed was presented before the registering officer on date 07-May-2022 by **HI TECH HERITAGE LIMITED Rep By SOMEN BHATTACHARYYA, S/O, D/O, W/O SARDA NANDA BHATTACHARYYA** resident of office at WHITE HOUSE, 4-D, 119, PARK STREET, KOLKATA and resident of 2F, 2ND PHASE, 3RD FLOOR, ADARSH NAGAR, SONARI, PS. SONARI, JAMSHEDPUR, .

This deed was registered as Document No:- 2022/CHAN/340/BK1/335 in Book No :- BK1, Volume No :- 48 from Page No :- 179 to 304 at, office of **SRO - Chandil**

Date:- 07-May-2022


Registering Officer